

LAND RECORD TERMS

abstract-----summary or abridgement of a record
abstract of title----a history of title to a piece of
property
acquired lands-----federal property purchased or gifted,
falling outside of public land laws
arpent-----an old French land measure of varying
value; equal to .84 acres; also a
linear measure, equal to
approximately 11.5 rods
base line-----the east/west line used for surveying
within the public domain
bounty land-----public land awarded to soldiers for
military service
chain----- (survey) 66 feet; 10 square chains = 1
acre; 16 square poles = 1 square
chain
deed-----a written document which conveys
property
deed of partition----property deeded by those holding
jointly
deed of trust-----a deed which conveys an equitable
right or interest in property dis-
tinct from legal ownership thereof;
also a property interest held by one
person for the benefit of another
dower-----that portion of, or interest in, real
estate of a deceased husband which
the law provides for his widow
dower right-----the right of a widow to receive a por-
tion or interest in her deceased
husband's property
eminent domain----- (law) that superior dominion of the
sovereign power over property within
the state, which authorizes it to
appropriate all or any part thereof
for necessary public use, reasonable
compensation being made
et al -----and others
et ux -----and wife or spouse
freehold-----a tenure of real property by which an
estate of inheritance or for life is
held; or the estate itself
grant-----property bestowed formally, as a
privilege; make conveyance of; give
the possession or title of,
especially by deed or formal
writing; a thing of property gifted,
especially a tract of land from the
governing body
grantee-----one to whom a grant or deed is made
grantor-----the person by whom a grant or
conveyance is made; seller

indenture-----a deed or agreement in writing, usually in duplicate, the parts originally being notched or cut so as to correspond; a contract in which an apprentice is bound to a master

in fee simple-----an absolute inheritance; a fee without any limitations

in fee tail-----an estate of inheritance limited to a class of heirs

intestate-----without having made a valid will; a person whose property has not been disposed of by will

land warrant-----a negotiable government certificate entitling holder to be in possession of a designated amount of public land or other appropriation by the U. S. Congress

lieu-----place; stead; used most often as "in lieu of"

Master Title Plat----the plat or survey of the new status records which show data to identify and describe land in the Public Domain and detailing any limit or restrictions of useage

patent-----an instrument in writing making a grant or conveyance of property in the Public Domain; also a deed

plat of survey-----a drawing showing boundaries, divisions, and other features

poles----- (survey) 1 square pole = 625 square links; 16 square poles = 1 square chain

principal meridian---a true north and south line running through an initial point

quitclaim-----a deed conveying the interest of the grantor at that time; in many states, more than a release, used as a simple conveyance for making a grant of land

quitrent----- (law) a fixed rent payable in commutation of certain feudal services; fixed rent due from a tenant

range-----a tier of townships running vertical or north/south; often abbreviated as "R" in land descriptions

Rectangular Survey---measure based on principal meridian and base line used in Public Domain

section----- (survey) 640 acres or one square mile area; abbreviated as "Sec." in some documents

survey plat-----a map on which land surveys are recorded at a scale of two inches to the mile; each plat usually

township-----shows one township
 (survey) 36 square miles in the public
 domain; abbreviated usually as
 "twp."; in New England a local unit
 of government; an area
 tract book-----log which is an index to and digest of
 all essential actions which affect
 public lands
 vara-----a Spanish or Portugese term of
 measurement; varies in length from
 32 to 43 inches in different
 localities; in Texas it's equal
 to 33.33 inches
 warrant-----statement which denotes that seller
 has clear title and will defend
 said title
 warranty deed-----one which includes a covenant by the
 seller to defend the title and
 possession of the estate granted

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SURVEYOR'S MEASURES

625 square links = 1 square pole
 16 square poles = 1 square chain
 10 square chains = 1 acre
 640 acres = 1 square mile or 1 section
 36 square miles = 1 township

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GENERAL PUBLIC LAND TERMS

acquired land	-----Federal land which is not public, usually obtained by the government through purchase, condemnation, or gift-sometimes through exchange.
appropriated land	-----public domain land which has been entered, patented, or has other type of disposal.
bounty land warrant	-----script for lands awarded for military service through 1855.
cadastral maps	-----maps which identify boundaries, buildings, subdivision lines, and related details; a register of property, its value, tax, and ownership.
cash certificate	-----final certificate issued in cash entry.
credit entry	-----cash entry which allowed installment payments.
district office	-----land office which handles transaction for applicants within its district.
entry	-----record of transaction; means of acquiring title through agreement to pay and/or improving the land.
field notes	-----written record of a cadastral survey which includes boundaries, location, and description of the land.
final proof	-----statement of having met the requirements by the entryman and his witnesses.
General Land Office	-----Governmental department responsible for execution, management, and administration of public land laws.
homestead act	-----law which provided for the issuance patents for those who settled and improved certain public lands.
original survey	-----cadastral survey which established boundaries for the first time.
perfected patent	-----supplementary patent to provide the required official signatures.
preemption entry	-----a squatter's right; based on laws enacted to protect title for those who had settled upon and improved land in the public domain.
private entry	-----cash entry for public land sold direct transaction with settler.
public domain lands	-----land which has remained in Federal ownership.

GENERAL PUBLIC LAND TERMS
(continued)

public land states -----Alabama, Arizona, Arkansas, Cali-
fornia, Colorado, Florida, Idaho,
Illinois, Indiana, Iowa, Kansas,
Louisiana, Michigan, Minnesota,
Mississippi, Missouri, Montana,
Nebraska, Nevada, New Mexico, North
Dakota, Ohio, Oklahoma, Oregon,
South Dakota, Utah, Washington,
Wisconsin, and Wyoming.

register -----the official in charge of the Dis-
trict Land Office.

scrip -----certificate of entitlement which
allowed the holder to select a
specified number of acres out of
available designated public land.

supplementary patent -----a patent which is issued to change
or modify a previous patent.

surface rights -----right to land without right to the
minerals connected with the land.